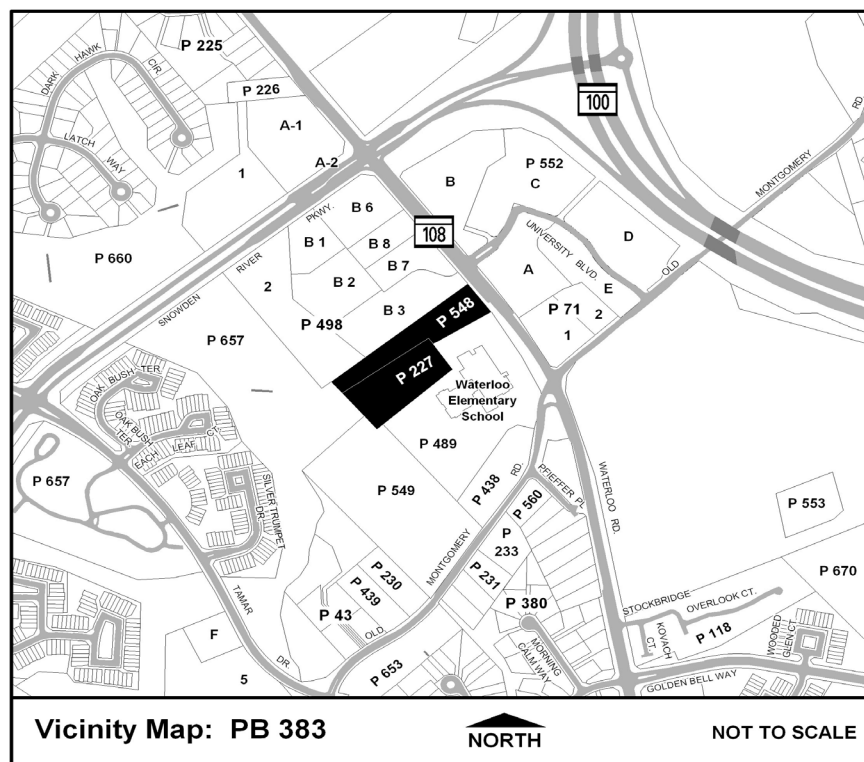




www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323



Location:

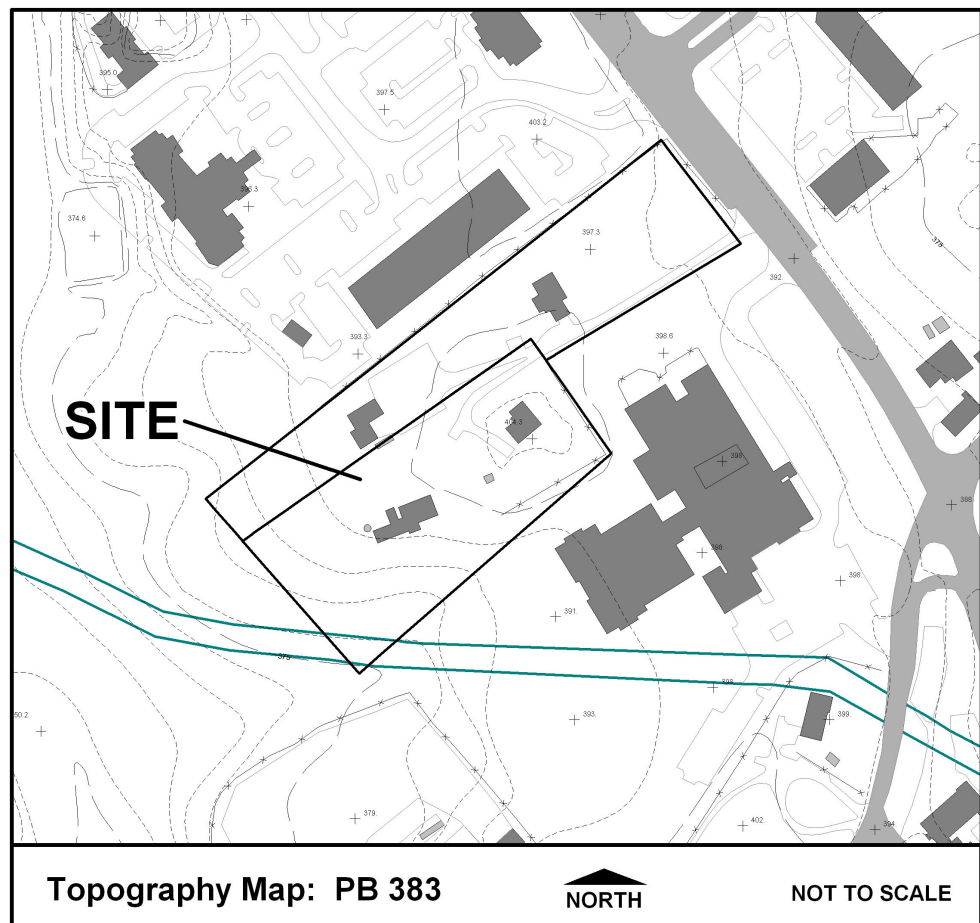
The site is located on the west side of Waterloo Road/MD Route 108, approximately 850 feet south of Snowden Parkway, In the Sixth Election District of Howard County, Maryland.

Vicinal Properties:

The entire site is bounded on the north by Route 108 Commercial, Open Space Lot 2, zoned NT-Open Space, improved with a stormwater management facility and Route 108 Commercial, Parcel B-3, zoned NT-EC, COMM, improved with a commercial building; on the east by Waterloo Road/MD Route 108, a public road; on the south by TM Parcel 489, zoned R-20 (Residential: Single), improved with the Waterloo Elementary School, a public school; on the southwest corner by TM Parcel 549, zoned NT-Open Space, improved with a Howard County, Department of Publics Works, repair facility; and on the rest of the west boundary by the Village of Long Reach, Section 3, Area 2, Open Space Lot 3, zoned NT-Open Space, unimproved.

Purpose:

In accordance with Section 125.C.4 of the Howard County Zoning Regulations, the purpose of the Comprehensive Sketch Plan, S-08-002, and FDP 64-B criteria is to officially amend the currently permitted SFLD land use to EC, COMM land use, and to add CCT zoning district land uses to Criteria Section 7, Permitted Uses, of FDP 64-B. A public hearing is being held for this Comprehensive Sketch Plan and FDP criteria in accordance with Section 125.C.4 of the Howard County Zoning Regulations because the subject site is bordered along the south by a non-New Town zoned property, R-20 zoned TM Parcel 489 (Waterloo Elementary School).



General Comments:

1. The site was properly posted with one official Planning Board hearing notice poster along the west side of Waterloo Road/MD Route 108 at the location of the one, proposed vehicular entrance for the project, as shown on Comprehensive Sketch Plan, S-08-002, and the related site development plan, SDP-07-102, Waterloo Crossing, Parcel A. Once PB 383, S-08-002 and FDP 64-B have been approved by the Planning Board, this site development plan will be scheduled for presentation at a future Planning Board meeting.
2. The evidence of the legal advertisement of the hearing notice was submitted to this office by the Petitioner, and is a part of the file.
3. TM Parcel 227 on Tax Map 37 contains 3.00 acres of land zoned CCT (Community Center Transitional Zoning District), and the improvements on it are currently being used as an adult care or treatment facility, and TM Parcel 548 on Tax Map 37 contains 2.69 acres of land zoned New Town (NT), Single Family Low Density (SFLD) land use, and the improvements on it are currently being used as a bus service business.
4. The two deeded Tax Map parcels, TM Parcel 227 and TM Parcel 548, will be combined into one parcel known as Waterloo Crossing, Parcel A by final plat, F-08-040.
5. The Comprehensive Sketch Plan, S-08-002, encompasses 2.69 acres of land located in the NT zoning district classified as SFLD land use, proposed to be amended to EC, COMM land use.
6. For the NT zoning district acreage of TM Parcel 548 shown on the Comprehensive Sketch Plan, S-08-002, the Preliminary Development Plan for the NT District of Columbia, MD, indicates SFLD land use.
7. Forest Conservation:
 - A. TM Parcel 227 area of this project, zoned CCT, will comply with the requirements of the Howard County Forest Conservation Act, as required by the Howard County Forest Conservation Manual, and indicated on related SDP-07-102, Waterloo Crossing, Parcel A.
 - B. TM Parcel 548 area of this project, zoned NT, is exempt from compliance with the requirements of the Howard County Forest Conservation Act because it is a part of a Planned Unit Development which had preliminary plan approval and 50 % or more of the land recorded and developed before December 31, 1992.
8. The criteria for FDP 64-B is consistent with the Master Comprehensive Final Development Plan Criteria for the Columbia NT District, with the following exceptions:
 - A. The Zoning Section references have been updated per the most current Howard County Zoning Regulations.

- B. Uses permitted within the CCT zoning district have been added to Criteria Section 7.
 - C. Parking requirements for the CCT zoning district have been added to Criteria Section 9.
9. The PB 383, S-08-002, FDP 64-B and SDP-07-102 files are available for public review at the Department of Planning and Zoning public service counter, Monday through Friday, 8:00 am to 5:00 pm, except on Howard County Government observed holidays.

Criteria:

The following comments address the four criteria established for Planning Board consideration and action per Section 125.C.5 of the Howard County Zoning Regulations:

A. The adequacy of roads serving the proposed development and any proposed mitigation, in accordance with the Adequate Public Facilities Ordinance [APFO] (Title 16, Subtitle 11 of the Howard County Code).

The adequacy of roads serving the proposed commercial development was evaluated and approved as a part of the review process for Comprehensive Sketch Plan, S-08-002, and related SDP-07-102. All required road improvements and/or mitigation are shown on SDP-07-102, and/or are to be provided as a part of the Maryland State Highway Administration access permit process for the development shown on that plan. The required road improvements consist of proposed lane restriping of Waterloo Road/MD Route 108.

B. The location and adequacy of public utilities and community facilities, including recreational uses and school properties, in relationship to the density and distribution of population.

The proposed land use is EC, COMM. The site is located within the Metropolitan District for public water and sewer, both of which will be utilized by the proposed development shown on Comprehensive Sketch Plan, S-08-002, and related SDP-07-102. The location of the site and its proposed commercial uses per Comprehensive Sketch Plan, S-08-002, will not have any negative effect on the adequacy of public utilities and community facilities, including recreational uses and school properties, nor provide any community facilities, including recreational uses and school properties.

C. The location, extent and potential use of open space in the form of greenbelts, walkways, parkways, park land, etc., as it affects the general amenity of the community.

The proposed land use is EC, COMM. The proposed commercial development shown on Comprehensive Sketch Plan, S-08-002, does not provide any public or residential use open space, and will not affect any neighborhood open space. It does propose a sidewalk along its frontage on Waterloo Road/MD Route 108, and at the request of the Board of Education, proposes a sidewalk connection with the adjacent Waterloo Elementary School property.

D. The impact of the proposed commercial and industrial uses on the residential uses within the NT District or adjacent thereto.

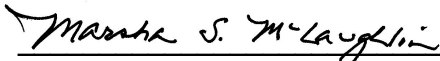
The proposed land use is EC, COMM, and the proposed commercial development shown on Comprehensive Sketch Plan, S-08-002, will not impact any residential uses. (The closest residential use property is approximately 200 feet southeast of this site on the opposite side of Waterloo Road/MD Route 108.)

SRC Action:

On January 07, 2008, the Subdivision Review Committee (SRC) determined the Comprehensive Sketch Plan, S-08-002, to be "approvable", and on January 11, 2008, the determined the FDP 64-B criteria to be "approvable".

Recommendation:

Based upon the above findings, the Department of Planning and Zoning recommends **approval** of the Comprehensive Sketch Plan, S-08-002, and the FDP 64-B criteria, subject to the above cited revisions and changes to the FDP 64-B criteria.



Marsha McLaughlin, Director
Department Of Planning and Zoning

03/10/08
Date

MM/MA/cs/PB383

FINAL DEVELOPMENT PLAN CRITERIA
PHASE 64-B

The Area included within the Final Development Plan Phase is applicable to Parcel 5, Phase 64-B:

1. PUBLIC STREETS AND ROADS - Section 125-C-3-B:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-B:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-B:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and the Department of Public Works.
4. DRAINAGE FACILITIES - Section 125-C-3-B:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and the Department of Public Works.
5. RECREATIONAL, SCHOOL AND PARK USES - Section 125-C-3-C:
To be shown on Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 125-C-3-D1:
The term "structure" as used in this Final Development Plan Phase, shall include but not be limited to:
 Cornices and eaves;
 Roof or building overhangs;
 Chimneys;
 Porches, decks, open or enclosed;
 Bay windows, oriels, vestibules, balconies;
 Privacy walls or screens; and
 All parts of any building's dwelling, or accessory building

All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices, and eaves may project not more than three (3) feet into the setback area; bay windows, oriels, vestibules, balconies, or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area, and porches, decks, open or enclosed, may project not more than three (3) feet into the front or rear setback area, and where land use is adjacent to a principal arterial or intermediate divided arterial highway, no structure shall be located within fifty (50) feet of the right-of-way thereof, except, however, that structures may be constructed within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

The term "structure" does not include the following upon which no restriction as to location is imposed:

- | | |
|--|---|
| Signage | Trellises |
| Shrubbery | Excavations or fill |
| Trees | Fencing under 6 feet in height |
| Ornamental landscaping | Retaining Walls under 3 feet in height |
| Awnings, exterior lighting fixtures, fire hydrants, gardens, mail boxes and survey monuments | Driveways, walks, patios and parking surfaces |
| Similar minor structures | Required noise barriers or noise walls |

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Department of Planning and Zoning.

Fences or walls, if located within the setback area adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except, however, in accordance with a site development plan approved by the Howard County Planning Board.

6C-1 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL.

No structure shall be located within thirty (30) feet of the right-of-way of any public street, road or highway, except, however, that the structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan as approved by the Howard County Planning Board. No parking area shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph 6C-1, buildings and other structures may be developed in accordance with a site development plan approved by the Howard County Planning Board.

Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time the site development plan is submitted for approval, whenever employment center commercial areas are in proximity to a residential land use area.

7. PERMITTED USES - Section 125-C-3-D-2:
7C-3 EMPLOYMENT CENTER LAND USE - COMMERCIAL.

All uses permitted in the CCT (Community Center Transition) District are permitted including, but not limited to, all of the following:

1. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
 2. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations, or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
 3. Government buildings, facilities and uses, including public schools and colleges.
 4. Professional, business, medical and dental offices, and conference centers.
 5. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
 6. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer
 7. Museum, art galleries and libraries.
 8. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
 9. Self service laundry and laundry and/or dry cleaning pickup stations.
 10. Non-profit clubs, lodges, community halls.
 11. Antique shops, art galleries and craft shops.
 12. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnastics, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
- Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

8. HEIGHT LIMITATIONS - Section 125-C-3-D-3:
8C-3 COMMERCIAL LAND USE:

No height limitation is imposed upon structures constructed within this Final Development Plan Phase provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

TABULATION OF LAND USE	
LAND USE	ACRES
EMPLOYMENT CENTER COMMERCIAL	2.69

9. PARKING REQUIREMENTS - Section 125-C-3-D-3:
9C-2 COMMERCIAL LAND USE AREAS.

1. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales use.
2. Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or buildings constructed upon land encompassed by this Final Development Plan which are devoted to office uses.
3. No parking requirement is imposed upon any restaurant, coffee shop, or similar facility constructed within such buildings which primarily service tenants and employees of such buildings.
4. One (1) parking space shall be provided for each bedroom contained within any hotel, inn or similar facility constructed upon the land encompassed by this Final Development Plan Phase; one (1) parking space shall be provided for each five (5) employees of such facility.
5. One (1) parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility; one (1) parking space shall be provided for each five (5) employees of such facility.
6. Hospitals, clinics and accessory buildings. One (1) parking space shall be provided for each two (2) beds. One (1) parking space shall be provided for each employee on a major shift. Eight (8) parking spaces shall be provided for each doctor treating outpatients on the major shift.
7. Perpendicular parking may be established at or below grade or in elevated levels or decks in nine (9) foot by sixty (60) foot clear span modules. In the event that angular parking shall be provided, the dimensions of the parking spaces and aisles shall be subject to further approval by the Howard County Planning Board. Both of the above concepts shall be constructed in accordance with a site development plan approved by the Howard County Planning Board.
8. The Parking Regulations of the Howard County Zoning Regulations. Section 133 shall govern the parking requirements of those land use areas thereunder which are utilized for uses permitted within the CCT (Community Center Transition) District, except, however, that additional or supplemental parking requirements for those land use areas thereunder which are utilized for uses permitted within the CCT (Community Center Transition) District may be established in accordance with a site development plan as approved by the Howard County Planning Board.

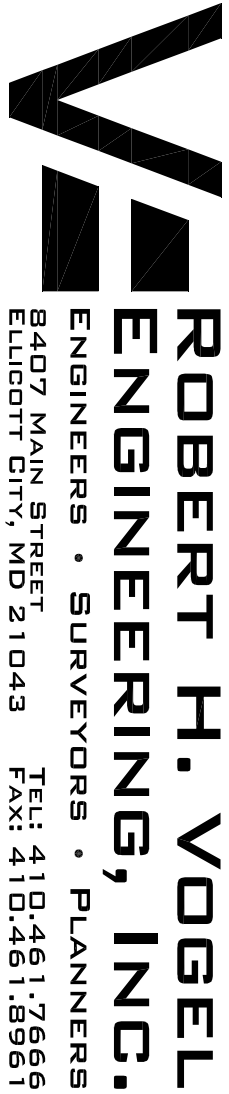
10. SETBACK PROVISIONS - Section 125-C-3-D-3:
10A GENERALLY.

- a. Setbacks shall conform to the requirements of Section 6 above.
- b. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 125-C-3-D-3:
As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

12. COVERAGE REQUIREMENTS - Section 125-C-3-D-3:
No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

- SUMMARY OF AMENDMENTS, PHASE 64-B:
- A. Revised the first sheet to change the permitted land use from "S.F.L.D." (Single Family Low Density) to "Employment Center Commercial".
 - B. Revised the second sheet to change the permitted land use from "S.F.L.D." (Single Family Low Density) to "Employment Center Commercial", to add "CCT (Community Center Transition Zoning District)" land uses to Criteria Section 7, Permitted Uses, and to revise the other related Criteria Sections and the Tabulation of Land Use in accordance with the new permitted land uses.



8407 MAIN STREET
ELLICOTT CITY, MD 21043

TEL: 410.461.7666
FAX: 410.461.8961

PREPARED AS TO SHEET I
IN ACCORDANCE WITH THE ZONING REGULATIONS
AND HOWARD COUNTY
ADOPTED FEBRUARY 2, 2004.

LAND SURVEYOR'S SIGNATURE

HOWARD COUNTY PLANNING BOARD

H.C.P.B. EXECUTIVE SECRETARY

DATE

H. C. P. B. CHAIRMAN

DATE

BOARD OF COUNTY COMMISSIONER CASE B.C.C. 412 RESOLUTION APPROVED AUG. 10, 1965.

AMENDED B.C.C. CASE 307 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 609 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED Z.B. CASE 608 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED Z.B. CASE 603 RESOLUTION APPROVED DECEMBER 29, 1976
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
AMENDED Z.B. CASE 839 RESOLUTION APPROVED NOVEMBER 19, 1992
AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1993
AMENDED Z.B. CASE 1031M RESOLUTION APPROVED FEBRUARY 5, 2004.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN
PHASE 64 A SHEET 1 OF 1, RECORDED AMONG THE LAND RECORDS OF HOWARD
COUNTY, MARYLAND ON DECEMBER 20, 1972 AS PLAT BOOK 20, FOLIO 171.

FINAL DEVELOPMENT PLAN CRITERIA FOR

EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

(POTEET) PARCEL #5

OWNER/DEVELOPER

WATERLOO LAND NO. 1, LLC WATERLOO LAND NO. 2, LLC
301 TRANSYLVANIA AVE 301 TRANSYLVANIA AVE
RALEIGH, NC 27609 RALEIGH, NC 27609
(919) 789-9289 (919) 789-9289

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE SIXTY-FOUR-B
6TH ELECTION DISTRICT HOWARD COUNTY, MD
NOVEMBER, 2007 SHEET 2 OF 2

GENERAL NOTES

- [illegible]

- [illegible]

- 22 PUBLIC WATER AVAILABLE THROUGH CONTRACT 544-S-B
23
24 FLOWMETER, MAINTAINED AND OPERATED BY THE
25 FLOWMETER MAINTENANCE UNIT, IS PROVIDED BY THE
26 FLOWMETER MAINTENANCE UNIT TO THE FLOWMETER
27 OPERATOR TO COMPLY WITH THE REQUIREMENTS FOUND IN ZONING SECTION 13.4 OF THE HOWARD COUNTY
28 GEOTECHNICAL REPORT PREPARED BY HILL-CROSS ENGINEERING ASSOCIATES, INC., DATED MARCH 16, 2007
29 ANY EXISTING STREET TRAILS DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR,
30 HOWARD COUNTY, BEYOND AND OUTSIDE MAINTENANCE WITH THE PROVISIONS OF SECTION 16.12.4 OF THE
31 FINANCIAL SURETY FOR THE REQUIRED MAINTENANCE HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT UNDER
32 THE TERMS AND CONDITIONS OF THE AGREEMENT.
33 ALL TRAILS ARE SHOWN BY THE BAYVIEW GROUP DATED MARCH 12, 2007, APPROVED ORDER # 1, 2007.
34 ALL STORMWATER PIPE BEDDING IS TO BE CLASS "C".
35

- [illegible]

- [illegible]

- ADJUSTMENT PROCEDURE, SECTION 100.1.F., TO CONSTRUCT A THREE STORY BUILDING, APPROVAL, SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.
 2. A BUILDING PERMIT FOR THE PROPOSED DEVELOPMENT SHALL BE OBTAINED WITHIN THREE YEARS FROM THE DATE OF THIS ORDER AND SUBSTANTIAL CONSTRUCTION BE COMPLETED WITHIN FIVE YEARS.
 3. ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, OR USE.

PARKING TABULATION

- BUILDING A: 8,000 SF
BUILDING B: 8,000 SF
BUILDING C: 30,000 SF
BUILDING D: 7,600 SF
BUILDING E: 7,600 SF
BUILDING F: 13,440 SF

- | | REQUIRED |
|---------------------------------------|------------|
| TOTAL BUILDING AREA: 74,640 SF | |
| OFFICE: 46,460 SF @ 3.3 SPACE/1000 SF | 154 SPACES |
| MEDICAL: 28,000 SF @ 5 SPACES/1000 SF | 140 SPACES |
| TOTAL SPACES REQUIRED: | 294 SPACES |
| TOTAL SPACES PROVIDED: | 294 SPACES |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

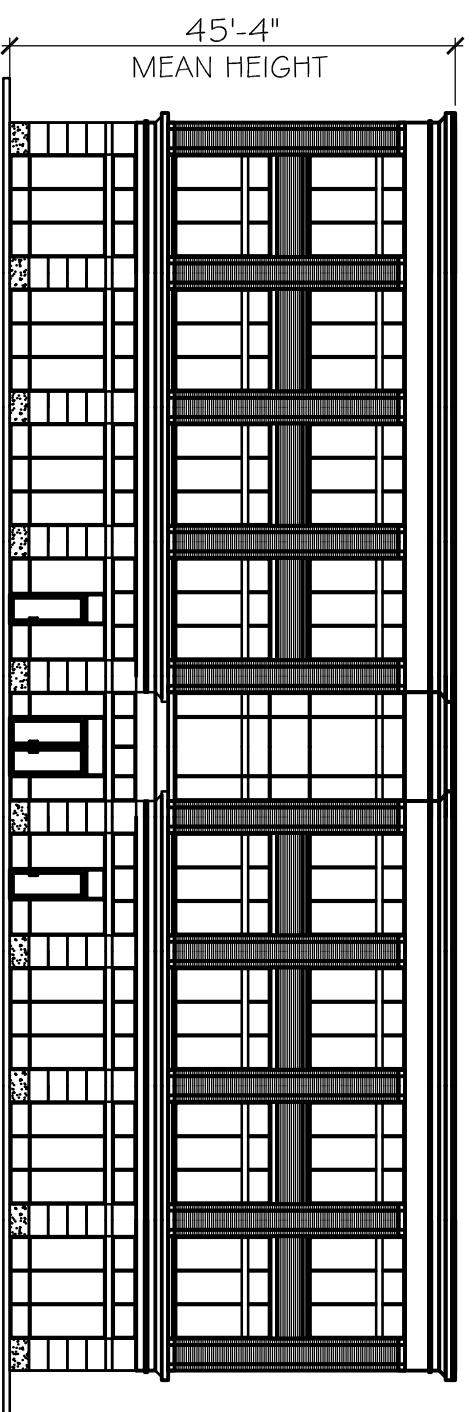
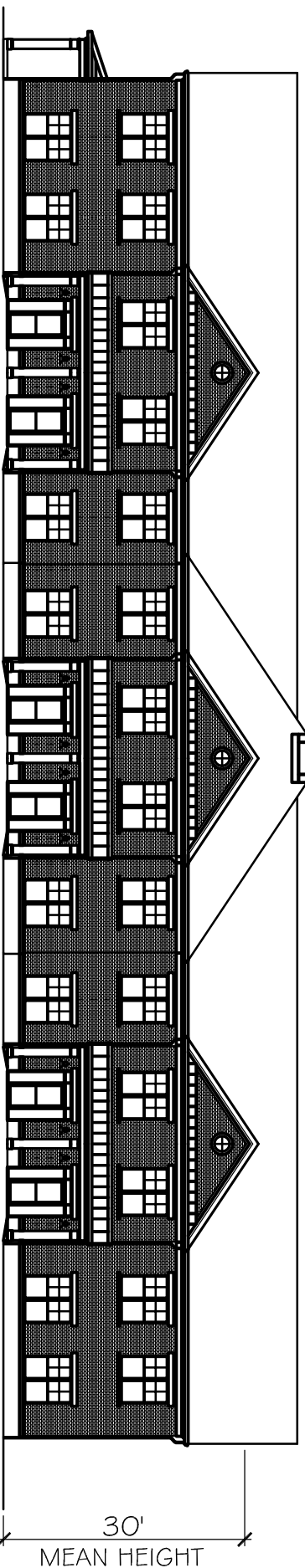
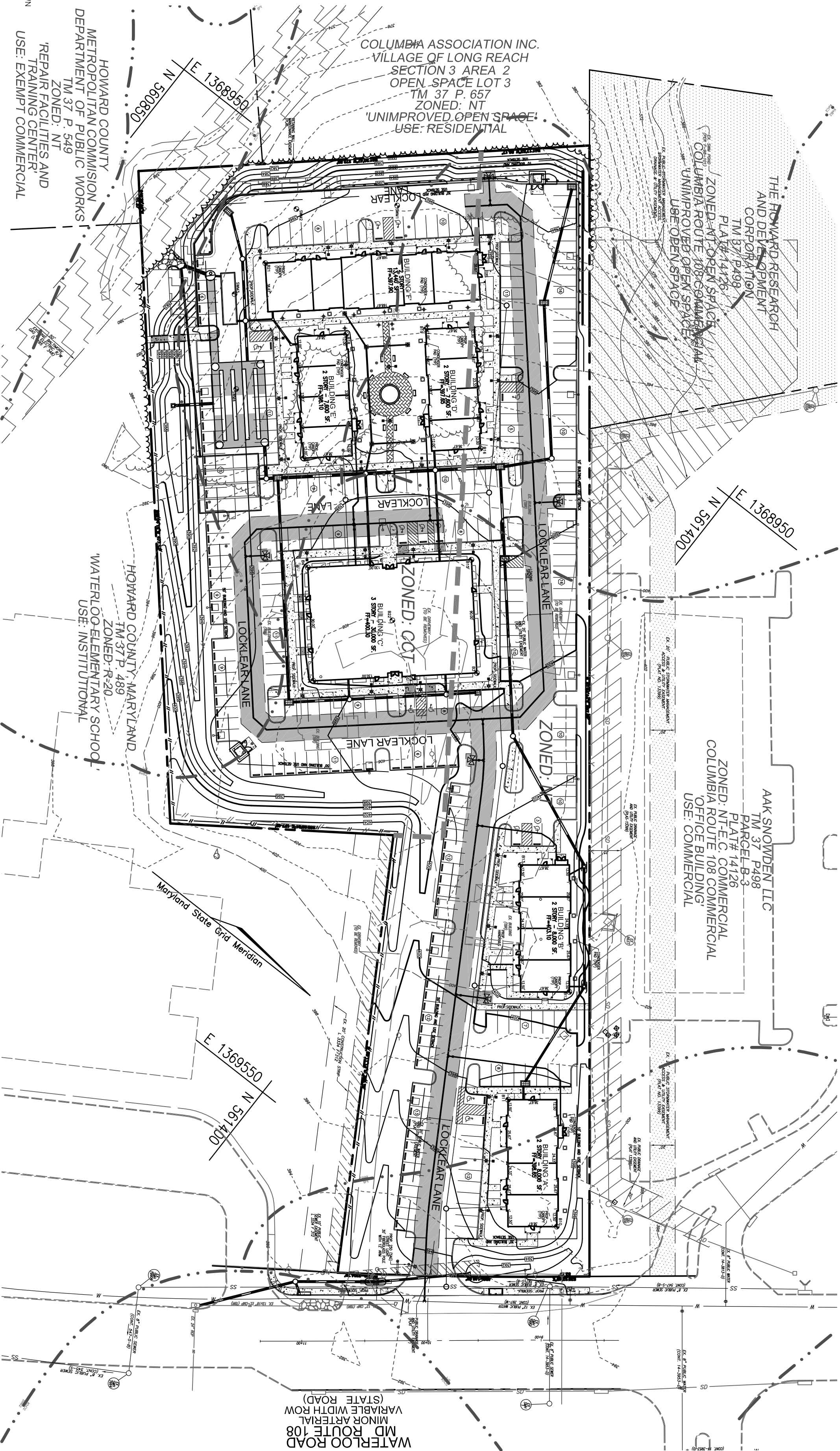
CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR

WATERLOO CROSSING PARCEL A

SITE DEVELOPMENT PLAN



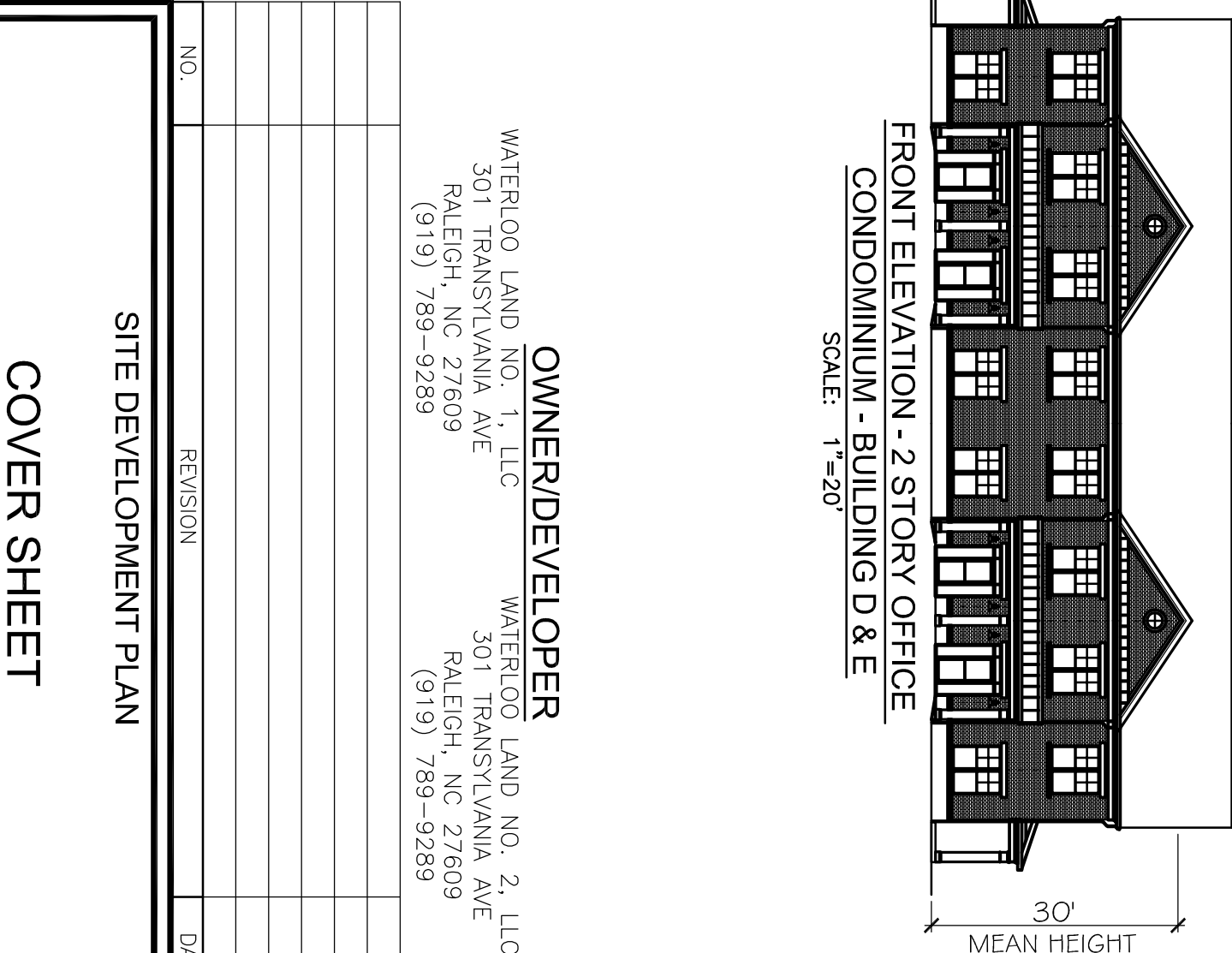
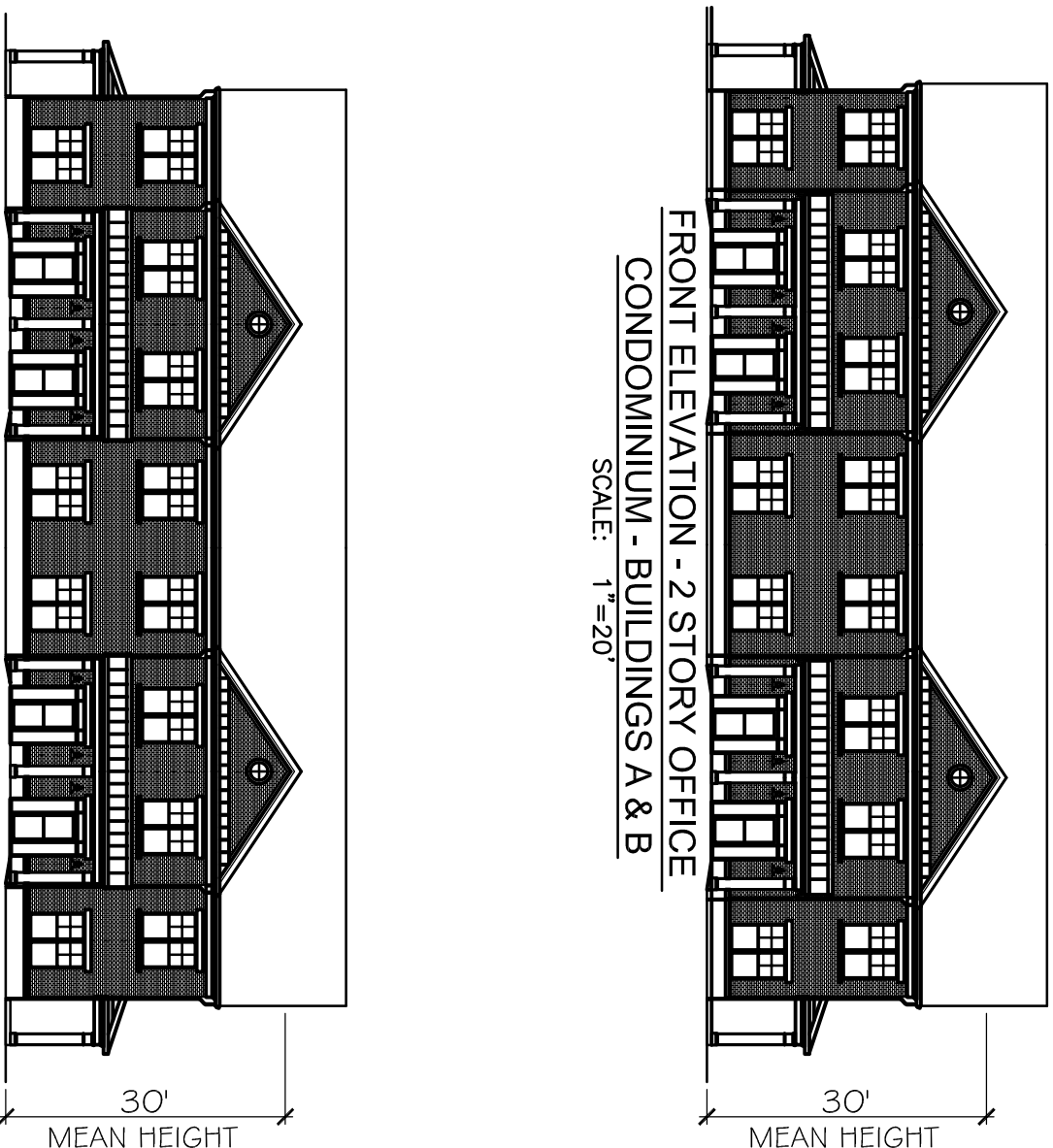
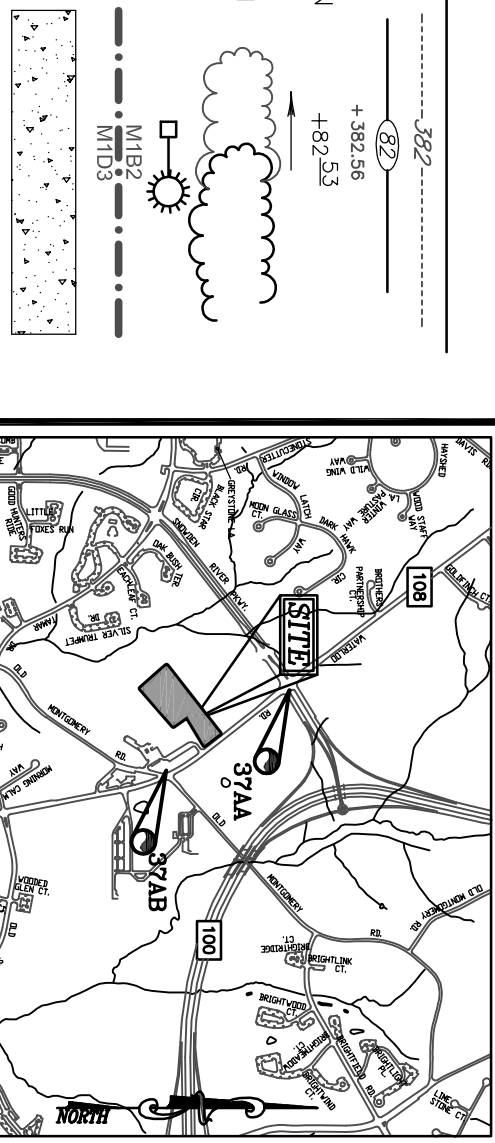
LEGEND

- EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
DIRECTION OF FLOW
EXISTING TREES TO REMAIN

- LIGHT POLES
SOIL TYPE
CONCRETE

BENCHMARKS

- HOWARD COUNTY BENCHMARK 37A (CONCRETE MONUMENT)
N 56242.29605 E 1369052.6433 ELEV. 398.739
HOWARD COUNTY BENCHMARK 37AB (CONCRETE MONUMENT)
N 561137.342 E 1369891.8618 ELEV. 390.465



SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 13
SITE LAYOUT PLAN AND SITE DETAILS	2 OF 13
SITE GRADING, SEDIMENT AND EROSION CONTROL PLAN	3 OF 13
SITE GRADING, SEDIMENT AND EROSION CONTROL PLAN	4 OF 13
SITE GRADING, SEDIMENT AND EROSION CONTROL PLAN	5 OF 13
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	6 OF 13
STORM DRAIN DAMAGE AREA MAP UTILITY PROFILES	7 OF 13
UTILITY PROFILES	8 OF 13
STORMWATER MANAGEMENT NOTES AND DETAILS, STORM DRAIN PROFILES	9 OF 13
STORMWATER MANAGEMENT NOTES AND DETAILS, STORM DRAIN PROFILES	10 OF 13
SITE LANDSCAPE AND FOREST CONSERVATION PLAN	11 OF 13
RETAINING WALL	12 OF 13
RETAINING WALL	13 OF 13

LOT/PARCEL #		ADDRESS CHART	
		STREET ADDRESS	
BUILDING A	5900 WATERLOO RD		
BUILDING B	5904 WATERLOO RD		
BUILDING C	5920 WATERLOO RD		
BUILDING D	5908 WATERLOO RD		
BUILDING E	5916 WATERLOO RD		
BUILDING F	5912 WATERLOO RD		

PERMIT INFORMATION CHART			
SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER	
N/A	N/A	548 & 271	
DEED REF.	BLOCK NO.	548-NT	
9938/258	221-BLK J	221-COT	
9929/505			
	TAX/ZONE	ELECT. DIST.	CENSUS TR.
	37	6TH	6066-05

WATER CODE: E07	SEWER CODE: 3650000
-----------------	---------------------

[illegible]

